

**CITY OF ROCKVILLE HISTORIC DISTRICT COMMISSION  
STAFF REPORT**

**December 18, 2003  
MEETING NO. 13-03**

**APPLICATION:** HDC03-0271

**DATE FILED:** December 18, 2003

**APPLICANT/  
OWNER:** Charles Gagnon  
314 W. Montgomery Ave.  
Rockville, MD 20850



Subject

**PROPERTY DESCRIPTION:**

This 2 ½ story “L”-shaped Victorian cottage faces north on West Montgomery Avenue and is a contributing resource to the West Montgomery Avenue Historic District. It was built in 1887.

**PREVIOUS ACTIONS AT THIS ADDRESS:**

HDC98-0125	Install picket fence to enclose rear yard, approved 7/21/98
HDC95-0068	Construct garage, approved 3/21/95
HDC93-0035	Addition to and renovation of structure, approved 10/19/93

**REQUEST:** The Applicant requests 1) a retroactive Certificate of Approval to install Historic One Lite “invisible” storm windows in 25 locations where previously there were no storm windows; and 2) a Certificate of Approval to replace existing unfinished aluminum storm windows with the same Historic One Lite storms in 4 additional locations. The storm windows are custom-made and factory-painted to match the existing window sashes and are externally installed.



**314 West Montgomery Avenue**

1. *Historic, archeological, or architectural value and significance of the site or structure and its relationship to the historic, archeological, or architectural significance of the surrounding area.*

The gabled-ell cottage was a popular style in Rockville the late 19<sup>th</sup> century. This house is an excellent example of the exterior massing, fenestration, gables and applied stick work decorative detailing which typically existed on vernacular buildings of this era. It was probably constructed by Edwin M. West as part of Veirs' Addition to Rockville.

It served as the home of G. LaMar Kelly, a member of the Rockville City Council for 12 years and Mayor for 6 years. The house was converted to apartments during his residency and was later sold to Chestnut Lodge for patient housing.

2. *The relationship of the exterior architectural features of the structure to the remainder of the entire structure and to the surrounding area.*

The majority of the windows on the house are 2/2 and 1/1 double hung. Most did not have storm windows previously, and four have older triple track raw aluminum storms that do not match the trim or sashes. Within the last month, new storm windows were installed on those that did not have them and were custom painted at the factory to match the existing window sash color. These new storms will also replace the old on the four windows that have the older storm windows. The new storm windows meet the HDC Guidelines for Windows and Doors.



**Examples of new storm windows at 314 W. Montgomery Avenue**

3. *The general compatibility of exterior design, scale, proportion, arrangement, texture, and materials proposed to be used.*

In Preservation Brief #9, *The Repair of Historic Wooden Windows – Weatherization*, the National Park Service states that “the use of exterior storm windows should be investigated whenever feasible because they are thermally efficient, cost-effective, reversible, and allow the retention of original windows. Storm window frames may be made of wood, aluminum, vinyl or plastic; however, the use of unfinished aluminum storms should be avoided. The visual impact of storms may be minimized by selecting colors which match existing trim color.” The new storm windows are custom-made and colored to match the trim and have minimal adverse impact.

The Applicant has selected externally installed storm windows. Although internally installed storm windows may appear to be an attractive alternative for achieving minimal visual impact, they have potential for causing damage when moisture becomes trapped between the layers of glazing and condenses on the colder, primary window. Internally installed storms are generally not recommended unless a durable and airtight seal can be guaranteed.

4. *To any other factors, including aesthetic factors, which the Commission deems to be pertinent.*

**STAFF RECOMMENDATION:** Staff recommends that the HDC retroactively approve the installation of Historic One Lite storm windows on 25 windows at 314 West Montgomery Avenue and approve replacement of old storm windows with the new on the four remaining windows.

Properly installed, minimally obtrusive, external storm windows are encouraged according to the National Park Service’s Preservation Brief #9, *The Repair of Historic Wooden Windows-Weatherization*. In addition, the Applicant has followed the City of Rockville, Historic District Commission’s Guidelines for Historic Property Owners, Windows and Doors, Technical Brief #3 which notes that:

1. Storm windows should have minimal adverse impact on the exterior window and window trim at the frames should not be obscured.
2. Raw aluminum is discouraged. Matching trim paint should be applied to conform to the remainder of the house.
3. Proper caulking and weep hole maintenance should be used to minimize condensation and possible harm to the structure.